

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

2/57 Bellnore Drive, Norlane Vic 3214

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$449,000 & \$489,000

Median sale price

Median price \$452,000 Property Type Unit Suburb Norlane

Period - From 01/04/2022 to 31/03/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	7/84 Donnybrook Rd NORLANE 3214	\$490,000	30/03/2022
2	1/54 Donnybrook Rd NORLANE 3214	\$486,000	18/01/2023
3	3/92 Donnybrook Rd NORLANE 3214	\$460,000	14/04/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

13/06/2023 10:34

2/57 Bellnore Drive, Norlane Vic 3214

Harcourts

Joe Grgic

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Indicative Selling Price

\$449,000 - \$489,000

Median Unit Price

Year ending March 2023: \$452,000



3 -

Property Type:

Divorce/Estate/Family Transfers

Agent Comments

Comparable Properties



7/84 Donnybrook Rd NORLANE 3214 (REI/VG) Agent Comments

2 1 1

Price: \$490,000

Method: Private Sale

Date: 30/03/2022

Property Type: Unit

Land Size: 224 sqm approx



1/54 Donnybrook Rd NORLANE 3214 (REI/VG) Agent Comments

3 2 1

Price: \$486,000

Method: Private Sale

Date: 18/01/2023

Property Type: Unit

Land Size: 297 sqm approx



3/92 Donnybrook Rd NORLANE 3214 (REI/VG) Agent Comments

2 1 1

Price: \$460,000

Method: Private Sale

Date: 14/04/2022

Property Type: Unit

Land Size: 247 sqm approx

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555



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